036.0	0001	0019.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	9,801,600	/	9,801,600
USE VALUE:	9,801,600	/	9,801,600
ASSESSED:	9,801,600	/	9,801,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100	-168	GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY
Owner 2:	MENOTOMY MANOR
Owner 3:	
Street 1:	4 WINSLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7.028 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1950, having primarily Brick Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	306118.000	5,800		9,795,800	9,801,600
Total Card	7.028	5,800		9,795,800	9,801,600
Total Parcel	7.028	5,800		9,795,800	9,801,600

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct: 24976

GIS Ref:

GIS Ref:

Insp Date:

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0019.A

!2943!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	970	FV	5,800	0	306,118.	9,795,800	9,801,600		Year end	12/23/2021
2021	970	FV	5,800	0	306,118.	9,795,800	9,801,600		Year End Roll	12/10/2020
2020	970	FV	5,800	0	306,118.	9,795,800	9,801,600	9,801,600	Year End Roll	12/18/2019
2019	970	FV	5,800	0	306,118.	8,877,400	8,883,200	8,883,200	Year End Roll	1/3/2019
2018	970	FV	5,800	0	306,118.	8,418,200	8,424,000	8,424,000	Year End Roll	12/20/2017
2017	970	FV	5,800	0	306,118.	7,346,800	7,352,600	7,352,600	Year End Roll	1/3/2017
2016	903	FV	5,800	0	306,118.	6,275,400	6,281,200	6,281,200	Year End	1/4/2016
2015	903	FV	5,800	0	306,118.	5,816,200	5,822,000	5,822,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:18:35

LAST REV

Date	Time
08/16/18	08:59:23
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.: 2943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7437-336		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1030	Manual	57,250	C				
10/17/2017	1371	New Buil	1,972,000	O				using address 2 Fr
7/28/2016	1030	Temp Ten	2,000		7/28/2016			Temporary tent.
10/28/2014	1450-1461	Alterati	6,563					
10/28/2014	1441-1449	Alterati	4,927					

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	Permit Visit	DGM	D Mann
5/3/2018	Permit Visit	DGM	D Mann
11/17/2017	Permit Visit	DGM	D Mann
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		306118		Sq. Ft.	Site		0	64.	0.50	3									9,795,776						9,795,800	

Total AC/HA:	7.02750	Total SF/SM:	306118	Parcel LUC:	970	Housing Auth	Prime NB Desc	ARLINGTON	Total:	9,795,776	Spl Credit		Total:	9,795,800
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:			
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:			
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00799990
Adj $ / SQ:	80.640
Other Features:	5000
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8850
Depreciation:	3098
Depreciated Total:	5753

COMMENTS

1952.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.73
Special Features:	0	Val/Su Net:	
Final Total:	5800	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: